

SO ORDERED.



**TIFFANY & BOSCO**  
P.A.

Dated: February 24, 2010

**2525 EAST CAMELBACK ROAD  
SUITE 300**

**PHOENIX, ARIZONA 85016**

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\_\_\_\_\_  
**CHARLES G. CASE, II**  
U.S. Bankruptcy Judge

Mark S. Bosco  
State Bar No. 010167  
Leonard J. McDonald  
State Bar No. 014228  
Attorneys for Movant

09-31031

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF ARIZONA**

IN RE:

Ryan Anthony Clemons and Tracee Maree Clemons  
Debtors.

\_\_\_\_\_  
Wells Fargo Bank, N.A.  
Movant,  
vs.

Ryan Anthony Clemons and Tracee Maree  
Clemons, Debtors, David A. Birdsell, Trustee.

Respondents.

No. 2:09-bk-30629-CGC

Chapter 7

ORDER

(Related to Docket #8)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated July 6, 2006 and recorded in the office of the  
3 Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Ryan Anthony  
4 Clemons and Tracee Maree Clemons have an interest in, further described as:

5 Lot 46, CORTINA PARCEL 1, according to the Place of record in the Office of the County  
6 Recorder of Maricopa County, Arizona, recorded in Book 581 of Maps, Page 26.

7 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written  
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
10 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against  
11 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
13 to which the Debtor may convert.

14  
15 DATED this \_\_\_\_ day of \_\_\_\_\_, 2010.

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17 \_\_\_\_\_  
18 JUDGE OF THE U.S. BANKRUPTCY COURT  
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